

## THAME TOWN COUNCIL

Minutes of a Meeting of the Planning & Environment Committee held on 6 November 2018 at 6.30pm In the Upper Chamber, Thame Town Hall.

**Present:** Cllrs B Austin, D Bretherton (Deputy Chairman), P Cowell, M Deacock, D Dodds, H Fickling (Chairman), C Jones and T Wyse  
**Officers**  
G Markland, Neighbourhood Plan Continuity Officer  
A Oughton, Committee Services Officer

### 1 Apologies for Absence

Apologies for absence were received from Cllrs Emery (Holiday), Midwinter (Unwell) and Stiles (Personal).

### 2 Declarations of Interest and Dispensations

Cllr Deacock declared an interest in planning application P18/S3162/FUL as he knew Mr & Mrs Ruxton, who were speaking against the application.

Cllr Wyse declared an interest in planning application P18/S3413/HH as a relative lived in a neighbouring bungalow.

Cllr Bretherton declared an interest in planning application P18/S3376/FUL as the Town Council Representative for Chinnor Rugby Football Club.

### 3 Public Participation and Public Questions

Mr Allan Ruxton and Mrs Patricia Ruxton spoke against planning application P18/S3162/FUL. Mr Ruxton reported that on the application form it stated the site was not vacant, this was not true as none of the flats were occupied. Consequently the District Planning Authority had sent consultation letters to each of the vacant flats.

The balconies, granted planning permission under P17/S0753/FUL, are not shown on the current proposed east and south elevation drawings. The balconies have not yet been built, as a condition of the previous permission they must be constructed before first occupation of the building. If this application is approved it will result in four balconies overlooking Mr Ruxton's property and neighbouring properties.

Mrs Ruxton had alerted nearby residents to the proposals as they had not been included in the consultation and they were horrified. Mrs Ruxton had written to the District Council to raise her concerns and offered a copy of her letter to the Town Council as it had not yet been published on the District Council's website.

The proposals if approved would be visually overbearing, there would be loss of privacy and daylight, light pollution, the design was poor and not in keeping with the character of the area, the height would be greater than the current tree level. The parking provision was inadequate and would result in on street parking in an area that was already busy and congested. The increased traffic would have an adverse impact on vehicle and pedestrian safety.

### 4 Minutes

The Minutes of the meeting held on 16 October 2018 were confirmed as a correct record and signed by the Chairman.

## 5 Planning Applications

**1048**  
**P18/S3413/HH**      **42 LUDSDEN GROVE**  
Single storey rear extension.  
**NO OBJECTIONS**

Neighbourhood Plan Policies: ESDQ16, ESDQ28  
SODC Local Plan Policies: D1, D4, H13  
Core Strategy Policies: CSQ3

**1049**  
**P18/S3162/FUL**      **MILTON HOUSE, STATION YARD**  
Erection of a second floor extension to the existing two storey block of flats, comprising 2 x 2 bedroom and 2 x 1 bedroom flats.

### **OBJECTS**

- 1. Overbearing / Loss of light**
- 2. Unneighbourly / Overlooking**
- 3. Overdevelopment**
- 4. Poor design**
- 5. Poor internal and external amenity space for future occupiers**
- 6. Adverse impact on the character of the area / not in keeping**
- 7. Adverse impact on the amenity of residents in Thame Park Road and Chinnor Road through the scale and bulk of the development**
- 8. Highway safety / traffic generation**
- 9. Inadequate parking provision resulting in on street parking**
- 10. Adverse impact on the adjacent footpath**

**Comment:** In spite of the original development being carried out under permitted development, it is possible that affordable housing contributions could now be sought, the site providing above 10 units.

**1050**  
**P18/S3402/FUL**      **12A BUTTERMARKET**  
Shop front alterations including installation and display of two fascia signs, two hanging signs and two menu boxes.  
**NO OBJECTIONS – Provided there is no objection from the District Conservation Officer**

**Comment:** The Committee raised the on-going problems with regard to waste bins being stored on the highway and causing an obstruction.

Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON3, CON5, CON7, CON8, D1, AD1  
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

**1051**  
**P18/S3404/A**      **12A BUTTERMARKET**  
Shop front alterations including installation and display of two fascia signs, two hanging signs and two menu boxes.  
**NO OBJECTIONS – Provided there is no objection from the District Conservation Officer**

**Comment:** The Committee raised the on-going problems with regard to waste bins being stored on the highway.

Neighbourhood Plan Policies: WS2, WS13, ESDQ15, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON3, CON5, CON7, CON8, D1, AD1  
Core Strategy Policies: CSQ3, CSEM1, CST1, CSEN3

- 1052**  
**P18/S3376/FUL**      **RECTORY PAVILION, CHINNOR RUGBY CLUB, KINGSEY ROAD**  
Erection of two-storey gym within existing open concrete frame shelter.  
**NO OBJECTIONS**
- Neighbourhood Plan Policies: ESDQ10, ESDQ11, ESDQ12, ESDQ16, ESDQ18, ESDQ19, ESDQ21, ESDQ22, ESDQ26, ESDQ27  
SODC Local Plan Policies: EP2, D1, D4, R2  
Core Strategy Policies: CSQ2, CSQ3
- 1053**  
**P18/S3246/LB**      **5 UPPER HIGH STREET**  
Internal alterations for a new retail space to include the installation of new partitions and redecoration throughout with new non-illuminated fascia and hanging signage to the shopfront and the installation of new air conditioning units in the side passageway.  
**NO OBJECTIONS – Provided there are no objections from the District Conservation Officer**
- Neighbourhood Plan Policies: WS2, WS7, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20  
SODC Local Plan Policies: CON2, CON3, CON4, CON5, CON7, CON8, D1, D4, G5, TC8, AD1  
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSTHA1, CSEN3
- 1054**  
**P18/S3209/A**      **5 UPPER HIGH STREET**  
Installation of new fascia signage, projecting sign and vinyl window decals.  
**NO OBJECTIONS – Provided there are no objections from the District Conservation Officer**
- Neighbourhood Plan Policies: WS2, WS7, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20  
SODC Local Plan Policies: CON2, CON3, CON4, CON5, CON7, CON8, D1, D4, G5, TC8, AD1  
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSTHA1, CSEN3
- 1055**  
**P18/S3429/FUL**      **5 UPPER HIGH STREET**  
Installation of new external air conditioning units in the side passageway.  
**NO OBJECTIONS – Provided there are no objections from the District Conservation Officer**
- Neighbourhood Plan Policies: WS2, WS7, WS13, ESDQ15, ESDQ16, ESDQ17, ESDQ20  
SODC Local Plan Policies: CON2, CON3, CON4, CON5, CON7, CON8, D1, D4, G5, TC8, AD1  
Core Strategy Policies: CSQ3, CSEM1, CSEM4, CST1, CSTHA1, CSEN3
- 1056**  
**P18/S3468/HH**      **14 KINGS ROAD**  
Demolition of the existing single storey rear addition and erection of a single storey side and rear extension and a roof extension to the second floor roof slope.  
**NO OBJECTIONS**
- Neighbourhood Plan Policies: ESDQ16, ESDQ28, ESDQ29  
SODC Local Plan Policies: D1, D2, D4, H13, T2  
Core Strategy Policies: CSQ3
- 1057**  
**P18/S3531/FUL**      **UNIT 3, WENMAN ROAD**  
Change of use from B8 (storage and distribution) to D2 (Indoor sports and leisure) incorporating internal alterations.

## OBJECTS

1. **Contrary toThame Neighbourhood Plan Policy WS12**
2. **Insufficient parking provision**
3. **Highway safety**

**Comment:** Much of the evidence of need is anecdotal, no details have been submitted regarding highways or transport matters. It is noted within the applicant's supporting statement that an electrical installation company will use at least part of the office space. Commercial vehicles will be maneuvering within the shared car park area with people of a wide spectrum of ages and mobility.

**1058  
P18/S3384/HH**

### **THE ELMS, UPPER HIGH STREET**

Erection of new garden gate.

**NO OBJECTIONS – Provided there are no objections from the District Conservation Officer**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON5, CON7, D1, D2, D4, T2  
Core Strategy Policies: CSQ3, CSEN3

**1058  
P18/S3385/LB**

### **THE ELMS, UPPER HIGH STREET**

Erection of new garden gate.

**NO OBJECTIONS – Provided there are no objections from the District Conservation Officer**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20  
SODC Local Plan Policies: CON5, CON7, D1, D2, D4, T2  
Core Strategy Policies: CSQ3, CSEN3

**1059  
P18/S3550/HH**

### **29 PARK STREET**

Replacement of existing outbuildings with single storey rear extension.

**NO OBJECTIONS – Provided there are no objections from the District Conservation Officer**

Neighbourhood Plan Policies: ESDQ15, ESDQ16, ESDQ20, ESDQ28  
SODC Local Plan Policies: CON7, D1, D4, H13  
Core Strategy Policies: CSQ3, CSEN3

**1060  
P18/S3571/HH**

### **5 ROMAN WAY**

Erection of single storey rear extension.

**NO OBJECTIONS**

Neighbourhood Plan Policies: ESDQ16, ESDQ28  
SODC Local Plan Policies: D1, D4, H13  
Core Strategy Policies: CSQ3

**1061  
P18/S3560/HH**

### **51 CHINNOR ROAD**

Erection of rear facing dormer window and insertion of front facing roof lights to facilitate loft conversion and erection of a single storey rear extension.

**NO OBJECTIONS**

Neighbourhood Plan Policies: ESDQ16, ESDQ28  
SODC Local Plan Policies: D1, D4, H13  
Core Strategy Policies: CSQ3

**6 P18/S3584/T28 – Installation of 1 x DSLAM equipment cabinet  
PCP010 - S/O 63 Southern Road**

The installation of 1x DSLAM equipment cabinet olive green, the dimensions of which are: Height 1600mm x Length 1200mm x Depth 450mm.

The application was noted, with no comments.

**7 High Street Parking Permit Request**

It was noted that the resident who put the motion was not able to attend the meeting. The item was withdrawn and will be discussed at a future meeting, date to be agreed with the resident.

**8 SODC Planning Committee Notification – P18/S1215/FUL**

It was noted the planning application had been withdrawn prior to determination by the District Planning Committee.

**9 P17/S3465/T28 - Fire Station, Nelson Street**

It was noted that this did not require discussion at this point.

**10 Reports from Town Council Representatives**

- a) Transport Representative – Cllr Stiles had given her apologies, there was nothing to report.

**11 For Information**

The items for information were noted.

The meeting concluded at 7.28pm

Signed .....  
Chairman, 27 November 2018